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CENSUS OF THE COMMONWEALTH OF AUSTRALIA.

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Summary for the State of Victoria

RELATING TO

DWELLINGS.

(Subject to Revision.)

Prepared under instructions from the Minister of State
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BY

CHAS. H. WICKENS, F.I.A., F.S.S.,
COMMONWEALTH STATISTICIAN.

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THE STATE OF VICTORIA.

DWELLINGS.

SECTION 1.—INTRODUCTION.

1. General.—This bulletin presents in tabular form the summarized results relating to Dwellings for the State of Victoria, and for the Metropolitan, Urban Provincial, and Rural Divisions thereof. The subjects referred to in the tables are dealt with in the following order:—(1) Summary of Population and Dwellings, (2) Nature of Occupied Dwellings (Private House, etc.), (3) Material of which Outer Walls are composed, (4) Material of which Roof is composed, (5) Private Dwellings classified according to the Number of Rooms, (6) Mode of Occupancy (Owner, Tenant, etc.), (7) Weekly Rental Value of Private Dwellings occupied by Tenants, (8) Private Dwellings, Tenements, and Flats classified according to the Number of Inmates.

2. Metropolitan Area.—Throughout the following observations comparisons will be made between results from the Census of 1911, and from the Census of 1921, relating to the "Metropolitan Area," and, in this connexion, it must be pointed out that the area included under the designation, "Metropolitan Area," is not exactly identical in both instances. The number of dwellings affected, however, is relatively so small that the comparisons quoted may be accepted as valid.

3. Private Dwellings.—All tables after Table 2 refer to occupied *private* dwellings only.

SECTION 2.—POPULATION AND DWELLINGS (Table 1).

1. General Summary.—From the summary of results given in Table 1, it may be ascertained that during the interval between the Census of 1911 and that of 1921 the population of Victoria increased by 16·39 per cent., and the total occupied dwellings, including hotels, gaols, hospitals, and any structures used for the purpose of shelter as a dwelling, increased by 21·72 per cent., so that the number of persons per occupied dwelling was less in 1921 than in 1911. The average number of persons per occupied dwelling at the Census of 1921 was 4·62, as compared with an average of 4·83 in 1911. For social and economic purposes a better result is obtained by excluding boarding-houses, hotels, gaols, hospitals, and similar establishments, which though necessarily treated as dwellings do not represent the condition of the normal social unit, which is the family. In the following more detailed observations relating to housing accommodation, consideration will be restricted to private dwellings. (See Section 6.)

2. Unoccupied Dwellings.—The number of unoccupied dwellings in Victoria on the 4th April, 1921, was 14,994, or 4·32 per cent. of all existing dwellings. On a similar basis, the proportion of unoccupied dwellings in the Metropolitan Area was 2·39 per cent.; in the Provincial Cities and Towns 5·25 per cent.; and in the Rural Areas 6·45 per cent. Of the 14,994 unoccupied dwellings, 4,056, or 27·05 per cent., were in the Metropolitan Area; 2,285, or 15·24 per cent., in the Urban Provincial Areas; and 8,653, or 57·71 per cent., in the Rural Areas. Dwellings which were temporarily unoccupied on the night of the Census are included in the foregoing figures.

3. Dwellings Being Built.—The number of dwellings returned as in course of construction represented an addition of 58 to every 10,000 dwellings in existence in the State on the 4th April, 1921. The similar increments in the various divisions of the State were:—Metropolitan, 76; Urban Provincial, 34; and Rural, 43.

4. Tenements and Flats.—It might be well to mention here that any room, or suite of rooms, occupied as a tenement or flat in a private house, has been considered as a distinct dwelling, in conformity with the *Census and Statistics Act 1905-20*, which provides that "Where a building is let, sublet, or held in different apartments and occupied by different persons or families, each part so let, sublet, or held and used for the purpose of human habitation shall be deemed a dwelling." (Section 10, sub-section 2.)

SECTION 3.—NATURE OF OCCUPIED DWELLINGS (Table 2).

1. Private Houses ; Tenements and Flats ; Boarding Houses, etc.—Of the structures recorded as dwellings at the Census of the 4th April, 1921, private houses numbered 308,356, and tenements or flats in private houses numbered 10,580 ; taken together these represent 96·26 per cent of all dwellings. The most striking disclosure from the analysis of dwellings according to their nature is the extension of the use of the tenement or flat, and of the boarding-house, lodging-house, or coffee palace, as a place of residence. The figures not only confirm what has been a subject of general observation during recent years, but they provide authentic data by which the extent of this movement can be measured. Thus during the ten years between the Censuses of 1911 and 1921, the number of private houses increased by 17·70 per cent., while the number of tenements and flats increased by 538 per cent. (from 1,657 to 10,580), and the number of boarding-houses, etc., increased by 80·3 per cent.* (from 4,390 to 7,915). Of the 10,580 tenements and flats in Victoria at the 1921 Census, 8,737, or 82·58 per cent., were in the Metropolitan Area ; 781, or 7·38 per cent., were in the Urban Provincial Areas ; and 1,062, or 10·04 per cent., were in the Rural Districts. Of the 7,915 boarding-houses, 5,649, or 71·37 per cent., were in the Metropolitan Area ; 789, or 9·97 per cent., were in the Provincial Centres ; and 1,477, or 18·66 per cent., were in the Rural Districts. From the large proportion in the Metropolitan Area of flats (82·58 per cent.), and of boarding-houses (71·37 per cent.), which taken together represent 77·78 per cent of such establishments in Victoria, while the same area has only little more than 50 per cent. of the population of the State, it is evident that this development is much more accentuated in the Capital than in the rest of the State. This, however, is to a large extent merely concomitant to other conditions—such as the development of city industries—appertaining to the rapid growth of the Metropolitan population as compared with that of the remainder of the State. About 83 per cent. of the intercensal increase to the population of Victoria has gravitated to the Metropolitan Area.

2. Hotels.—The decrease, by 714, or 24·35 per cent., in the number of hotels in Victoria marks the effects of the policy of the Government of Victoria to reduce the number of houses licensed for the sale of intoxicants. The number of licensed hotels in Victoria recorded at the Census of 1911 was 2,932, or one for each 447 persons ; by 1921 the number of hotels had been reduced to 2,218, representing one for each 688 persons. In the Metropolitan Area the number of hotels has declined by 22·01 per cent.—from 886, or one to each 665 persons in 1911, to 691, or one to each 1,109 persons in 1921.

3. Institutions.—With regard to the numbers of institutions of various kinds, there is no need for comment except, perhaps, to explain that to some extent the increases shown are due to different treatment in tabulation. In 1911, institutions embracing two or more detached buildings, which were each occupied as dwellings, were treated as one dwelling only, whereas at the Census of 1921 each separate building so used was treated as a dwelling.

SECTION 4.—MATERIAL OF OUTER WALLS (Table 3).

1. Wood, Brick, and Stone.—The total number of private dwellings in Victoria for which particulars were given regarding the material of which the outer walls were composed was 317,884 in 1921, and 262,430 in 1911—an increase of 21·14 per cent. Of the 262,430 dwellings for which these particulars were given at the 1911 Census, 66·72 per cent. had walls of wood ; 26·50 per cent. had walls of brick ; and 2·25 per cent. of stone. As the number of brick houses increased during the intercensal period by 22·34 per cent., and the wooden houses increased by 20·68 per cent., it follows that the proportion of these houses to the total is substantially the same in 1921 as it was in 1911. The number of stone houses, on the other hand, increased by 3·23 per cent. only, so that in relation to the total their number declined from 2·25 per cent. in 1911 to 1·92 per cent. in 1921. The distribution of houses throughout Victoria differs substantially according to the material of which they are built. Of the brick houses in Victoria on the 4th April, 1921, 84·36 per cent. were in the Metropolitan Area, 7·00 per cent. were in the Urban Provincial Districts, and 8·64 per cent. were in Rural Districts ; whereas, of the wooden houses 38·12 per cent. only were in the Metropolitan Area, 14·73 per cent. in the Urban Provincial, and 47·15 per cent. in the Rural Areas. The building regulations designed to minimize the risk of fire, and to preserve the status of superior residential areas, exercise a restraining influence on the erection of wooden houses in the Metropolitan Area. The three materials already referred to composed the walls of 95·16 per cent. of all the private dwellings recorded at the Census of 1921, and 95·48 per cent. of those recorded in 1911.

2. Other Materials.—While the remaining houses are numerically unimportant—representing less than 5 per cent. of the whole—they are of interest as indicating the tendency to the use of materials other than stone, brick, or wood for house construction. *Fibro-Cement.*—In 1911 there were no houses recorded with outer walls of fibro-cement, and if any such existed at that time they must have been included with those of rubberoid or *other composition* walls, which numbered only 41. In 1921 there were in Victoria 696 dwellings with outer walls of fibro-cement. Of these, 238 were in the Metropolitan Area ; 109 were in the Urban Provincial ; and 349 were in Rural Districts. *Concrete.*—The number of dwellings with outer walls of concrete increased during the interval between 1911 and 1921 by more than 100 per cent.—from 555 to 1,126, which were distributed as follows :—Metropolitan, 435 ; Urban Provincial, 106 ; and Rural, 585. *Iron.*—The number of houses with outer walls of iron increased during the ten years from 2,619 to 3,405. Of the iron houses recorded at the Census of 1921, 2,913, or 85·55 per cent., were in the Rural Districts, the majority being in the region of the Wimmera, where there has recently been extensive developments in agriculture. These corrugated galvanized iron houses represent the temporary primitive residences of the pioneer farmers, which are to be displaced by something better when the farms become productive. *Sun-dried Bricks.*—The number of dwellings built of sun-dried bricks

* This increase is partially due to more precise classification of boarding-houses at the later Census.

has declined by 26·51 per cent.—from 2,203 in 1911 to 1,619 in 1921. These houses are confined almost entirely to that part of Victoria west of the Campaspe River and north of the Dividing Range, and, in many instances, mark the sites of gold-mining activities of the past. *Pisé*.—The number of houses with pisé walls numbered 70 in 1921, as against 54 in 1911. There is nowhere in Victoria any striking aggregations of pisé dwellings. They are widely distributed throughout the area referred to above in connexion with the sun-dried brick dwellings, and isolated examples are found outside that area. *Lath and Plaster*.—The number of dwellings with lath and plaster outer walls, mostly of the type known as rough-cast, have increased from 619 in 1911 to 2,755 in 1921—an increase of 345 per cent. Of the total number of dwellings of this class in Victoria in 1921, 75·32 per cent. were in the Metropolitan Area. *Wattle and Dab*.—Wattle and dab houses, with which are included houses built of slabs of split timber with the interstices between the slabs covered with clay or earth, were a feature of the pioneering days of Australia, and commonly provided shelter for shepherds and stockmen. Although it is possible that dwellings of this kind are still being built on the far edges of settlement, where ordinary building materials are difficult to obtain, and transport is slow and costly, the increase of twenty to the number of these houses does not necessarily indicate twenty or any lesser number of new structures, but as the figures relate to occupied dwellings they may mean merely that houses which were unoccupied at the time of the Census of 1911 were again in use at the Census of 1921. *Bark*.—The number of dwellings constructed of bark declined during the intercensal period by 39·04 per cent.—from 671 to 409. The greatest aggregation of these structures was in the heavily-timbered Gippsland country, with some smaller numbers in the Shires of Benalla and Oxley on the northern side of the ranges, and, for the most part, represent the domiciles of timber-getters. The readiness of man to avail himself of such suitable material as is to hand to make for himself a habitable shelter is exemplified by the use of bark in the timber country of the south-east, and of earth in the lightly-timbered Mallee Country of the north-west. *Calico, Canvas, Hessian, etc.*—Although in some instances these dwellings with textile walls are occupied by persons engaged in clearing and otherwise preparing land for cultivation, the majority are probably occupied by persons employed on construction works such as water conservation, and irrigation works, roads, railways, etc. Of the 4,656 dwellings of this kind in Victoria on the 4th April, 1921, 685 were in the Shire of Mildura, where the Department of State Rivers and Water Supply was engaged on irrigation works. *Rubberoid and other Compositions, and other Materials*.—These dwellings are for the most part the first rude shelters of men who are preparing to settle on farming blocks in outlying districts.

SECTION 5.—MATERIAL OF ROOF (Table 4).

1. General.—Information regarding the roofing material of dwellings was not collected at the Census of 1911, consequently no comparison with the past can be made. Of the dwellings in Victoria on the 4th April, 1921, 73 per cent. were roofed with iron, 16 per cent. with slate, and 8 per cent. with tiles, so that between them these three materials covered 97 per cent. of the total. In the Metropolitan Area 54 per cent. of the dwellings were roofed with iron, 30 per cent. with slate, and 15 per cent. with tiles. In the Urban Provincial Centres iron covered over 93 per cent., and in the Rural Districts about 92 per cent. of all dwellings. The number of dwellings roofed with wood was 2,250, of which 16 per cent. were in the Metropolitan Areas, 9 per cent. were in the Provincial Towns, and 75 per cent. in the Rural Districts. With regard to roofs of other materials, the comments made in the previous paragraph referring to similar materials in walls are generally applicable.

SECTION 6.—OCCUPIED PRIVATE DWELLINGS, TENEMENTS, AND FLATS ACCORDING TO NUMBER OF ROOMS (Table 5).

1. Average Number of Rooms per Occupied Private Dwelling.—For all occupied private dwellings throughout Victoria for which particulars were stated, the average number of rooms has fallen from 5·26 at the Census of 1911 to 5·11 rooms per dwelling at the Census of 1921. In the Metropolitan Area the average number of rooms per occupied private dwelling fell during the same time from 5·41 to 5·19. The explanation of the smaller average number of rooms per dwelling lies, in a large measure, in the construction of suites of comparatively small flats, in the conversion of many of the larger private houses into flats and tenements—so increasing the number of dwellings without increasing the number of rooms—and by the conversion of other similar houses into boarding-houses, and so eliminating them from the category of private houses. (See Table 2.) The effect of these transformations, as shown by the decrease in the number of the larger houses, is a most striking feature of Table 5. In the Metropolitan Area the decline in numbers of the larger houses began with houses of nine rooms, and in the extra-Metropolitan Area it began with houses of seven rooms, the joint effect being that for Victoria, as a whole, the decline began with houses of eight rooms.

2. The Whole State—Dwellings of Eight Rooms and Over.—At the Census of 1911 there were in Victoria—assuming an equal distribution of those for which the number of rooms was not specified—30,072 dwellings of eight rooms and upward, containing an aggregate of 282,000 rooms; by the 4th April, 1921, the number of dwellings within the same groups had declined to 25,296, containing 232,400 rooms. Thus, while the number of these dwellings declined by 15·88 per cent., the number of rooms contained therein declined by 17·59 per cent., with the result that the average number of rooms contained in dwellings of eight rooms and upwards fell from 9·38 to 9·19. Otherwise expressed, in 1911 the number of occupied private dwellings containing eight rooms and upwards represented 11·41 per cent. of all occupied private dwellings in the State, and they contained 20·38 per cent. of all rooms in occupied private dwellings, whereas in 1921 similar dwellings represented only 7·93 per cent. of the total, and they contained only 14·26 per cent. of the total rooms.

3. Metropolitan Area—Dwellings of Nine Rooms and Over.—Assuming an equal distribution of the dwellings for which the number of rooms was not stated, there were in the Metropolitan Area in 1911 7,165* occupied private dwellings with nine rooms and upwards, containing, in the aggregate, 76,100 rooms—an average of 10·62 rooms per dwelling. These dwellings represented 6·23 per cent. of all occupied private dwellings in the area concerned, and 12·23 per cent. of all rooms in such dwellings. In 1921 the number of dwellings with nine rooms and upwards was 6,440*, or 4·08 per cent. of the total dwellings, and the number of rooms contained therein was 67,700, or 8·25 per cent. of the total rooms in the Metropolitan Area; the average number of rooms per dwelling of nine rooms and upward being 10·51.

4. Dwellings of One and Two Rooms.—The figures in Table 5 show an increase for Victoria in the number of dwellings of one room of 7·34 per cent. This increase, however, represents the net result from an *increase* of 275 per cent. in the Metropolitan Area, and a *decrease* of 13·17 per cent. in the extra-Metropolitan Areas. Similarly with the dwellings of two rooms, the decrease, for the State as a whole, of 278, or 2·95 per cent., is the net result of an *increase* of 67·51 per cent. in the Metropolitan Area, and a *decrease* of 16·57 per cent. in the extra-Metropolitan Areas. The increased numbers of these small dwellings in the Metropolitan Area, of course, indicates the extension of the use of the tenement or flat, whereas the movement in the opposite direction in the Rural Areas is due to the smaller number of the primitive dwellings of bark and calico, etc., and to the addition of rooms to other primitive dwellings, or by the substitution of new and larger houses. In 1911 dwellings of one and two rooms represented 7·28 per cent. for Victoria, and 1·93 per cent. for the Metropolitan Area, of all occupied private dwellings; by 1921 the proportion for Victoria had fallen to 6·16 per cent., while the proportion for the Metropolitan Area had risen to 3·27 per cent.

5. Dwellings Containing Three, Four, Five, and Six Rooms.—Both in the Metropolitan and in the extra-Metropolitan Divisions of the State there has been an increase of the number of dwellings in each group from three to six rooms which, with the contracted numbers of very small houses, and of the larger houses, indicates a closer concentration of numbers towards the centre of gravity. The number of dwellings in the four groups containing from three to six rooms represented 77·45 per cent. of all occupied private dwellings in Victoria in 1921, as against 71·23 per cent. in 1911, and 72·45 per cent. of all rooms in 1921, as against 64·21 per cent. in 1911. In the Metropolitan Area these groups represented 80·04 per cent. of all occupied private dwellings in that area in 1921, as against 76·24 per cent. in 1911, and 73·09 per cent. of all rooms, as against 65·93 per cent. in 1911. In the State, as a whole, the number of houses in these groups increased by 31·28 per cent., and in the Metropolitan Area by 44·08 per cent. The greatest increase, both numerically and relatively, was in the five-roomed group, which increased in the intercensal period by 71·78 per cent. in the Metropolitan Area, and by 55·48 per cent. for Victoria as a whole.

SECTION 7.—MODE OF OCCUPANCY OF PRIVATE DWELLINGS, TENEMENTS, AND FLATS (Table 6).

1. General.—On the basis of those dwellings (94·34 per cent. of the total) for which definite information was given concerning the Mode of Occupancy, 57·54 per cent. of the occupied private dwellings recorded at the Census of the 4th April, 1921, were occupied by owners or prospective owners by rent purchase, and 42·46 per cent. were occupied by tenants. In 1911, owners and prospective owners occupied only 52·60 per cent., whereas tenants occupied 47·40 per cent. The number of owner-occupiers in Victoria increased during the intercensal period by 12,156, or 10·24 per cent.—from 118,716 to 130,872—while the number of occupiers who were in course of purchasing by instalments increased by 28,282, or 202 per cent.—from 13,973 to 42,255—and the number of tenants increased by 8,183, or 6·84 per cent.—from 119,562 to 127,745. By the varying degree of these increases, the composition of the mode of occupancy was very much changed during the decade under review. Thus, while the proportion of dwellings occupied by instalment or rent purchasers increased from 5·54 per cent. of the total to 14·04 per cent., the proportion occupied by owners declined from 47·06 per cent. to 43·50 per cent., and the percentage occupied by tenants fell from 47·40 to 42·46. The large increase in the number of dwellings occupied under the system of purchase by instalment is due, in a great measure, to the activities of the Crédit Foncier Department of the State Savings Bank, and of the Commissioner for War Service Homes.

2. Different Divisions of the State.—The method of occupancy differs materially between the different divisions of the State. Occupancy by owners is more general in the Rural Districts, where it represents 61·17 per cent. against 29·40 per cent. in the Metropolitan Area, and 49·53 per cent. in the Provincial Towns. There is, however, in the majority of cases an essential difference between the economic status of the dwelling in urban districts and in the rural districts. In urban districts the dwelling is most frequently a purely residential entity, whereas in the rural districts the productive property in land (to which the dwelling is an appurtenance) is more often the incentive to ownership. The proportion of purchasers by instalments, and of tenants, is greatest in the Metropolitan Area, and lowest in the Rural Divisions. In the Metropolitan Area 16·46 per cent. of all private dwellings are occupied by rent purchasers, and 54·14 per cent. by tenants. In the Rural Areas the proportions are:—Rent purchasers 11·08 per cent., and tenants 27·75 per cent.; in the Urban Provincial Districts rent purchasers represent 12·81 per cent., and tenants 37·66 per cent.

* Although these figures may not be strictly comparable on account of the difference in the areas included in the Metropolitan Division at the two Censuses, the averages and percentages based thereon may be accepted as substantially true.

SECTION 8.—WEEKLY RENTAL VALUE OF PRIVATE DWELLINGS, TENEMENTS, AND FLATS, OCCUPIED BY TENANTS (Table 7).

1. General.—In Table 7 relating to Rental Values, particulars are given for dwellings occupied by tenants only, for although all occupiers, whether owners, rent purchasers, or tenants, were asked to state the rental value of the dwelling occupied, it is considered that a more exact index of actual rents will be obtained by restricting observation to those dwellings for which rent was actually paid. Table 7 has been supplemented by figures (already published in Bulletin No. 10) showing the average weekly rental—per dwelling and per room—of dwellings of wood, and of brick and stone, containing three to six rooms inclusive. These restricted averages furnish a closer indication of the average of predominant weekly rents than do those ascertained from the full range of rented dwellings. The following table gives the proportions which the several groups—arranged according to Rentals—bore to all rented private dwellings in 1911 and 1921, in the Metropolitan, and extra-Metropolitan Divisions, and for the State as a whole, and shows clearly the changes which have taken place in the Composition of dwellings on a rental basis:—

PROPORTION PER CENT. OF TOTAL NUMBER OF RENTED PRIVATE DWELLINGS.

Weekly Rental Value.	Metropolitan.		Remainder of State.		Whole State.	
	1911.	1921.	1911.	1921.	1911.	1921.
Under 10s.	38·04	7·11	76·79	45·53	53·37	20·52
10s. and under 12s.	21·45	10·09	11·42	18·53	17·48	13·03
12s. „ „ 15s.	17·06	17·41	4·84	11·90	12·22	15·49
15s. „ „ 20s.	12·46	25·25	3·78	12·35	9·02	20·75
20s. „ „ 30s.	8·35	26·21	2·59	9·39	6·08	20·34
30s. „ „ 40s.	1·61	8·64	0·41	1·57	1·13	6·17
40s. „ over	1·03	5·29	0·17	0·73	0·70	3·70
	100·00	100·00	100·00	100·00	100·00	100·00

2. The Whole State.—(a) *Average Weekly Rental.*—It was shown in the previous Section that the dwellings occupied by tenants represented 42·46 per cent. in 1921, and 47·40 per cent. in 1911, of all occupied private dwellings in Victoria for which the mode of occupancy was stated. The average weekly rental value of these rented dwellings was about 16s. 11d. in 1921, as compared with about 10s. 6d. in 1911. (b) *Weekly Rentals under 12s.*—From Table 7 it may be seen that, as compared with 1911, there were in 1921 fewer dwellings at every weekly rental value from 5s. per week, rising by increments of 1s., to the value of 11s. and under 12s. The aggregate of all dwellings with a weekly rental of less than 12s. in 1921 was 39,867, or 33·55 per cent. of all rented private dwellings for which rental value was stated, as compared with 75,275, or nearly 71 per cent., in 1911. Thus, although the number of dwellings for which rentals were specified increased by nearly 12 per cent., the number whose rental was under 12s. per week decreased by 47 per cent. If attention is confined to the dwellings with a rental under 10s., the change is still more striking. In 1911 there were 56,705 dwellings for which the weekly rental was under 10s., but by 1921 this number had fallen to 24,381—a decrease of 57 per cent. In 1921 rentals under 10s. per week applied to only 20·5 per cent. of all rented dwellings, as against over 53 per cent. in 1911. (c) *Weekly Rentals, 15s. to 30s.*—The number of private dwellings for which a rental of from 15s. but less than 20s. per week was paid increased during the intercensal decade by 157 per cent.—from 9,585 to 24,646; the number for which a weekly rental at 20s. but less than 30s. was paid increased by 274 per cent.—from 6,455 to 24,164. (d) *Weekly Rentals, £1 and upwards.*—The number of private dwellings for which £1 and upwards was paid per week increased during the decade by 327 per cent.—from 8,395, or 7·90 per cent. of the total in 1911, to 35,883, or 30·20 per cent. of all rented private dwellings in 1921.

With regard to the dwellings bearing rentals of £1 per week and upwards, it is interesting to notice that the intercensal increase in numbers varies broadly with the change in rental value, as the rate of increase in the rental diminishes the rate of increase in the numbers of those rentals increases. For instance, the number of dwellings bearing a rent of 20s. and less than 30s. increased about threefold; 30s. and under 40s. increased about fivefold; 50s. and under 60s. increased about sixfold; 70s. and under 80s. increased about sevenfold; and from 90s. to 100s. about eightfold. Although the complete series is not in harmony, the tendency is striking.

3. Metropolitan Area.—(a) *Average Weekly Rental.*—As over 65 per cent. of all the private dwellings in Victoria which are occupied by tenants are in the Metropolitan Area, it follows that the remarks contained in the previous paragraph have a general application to the Metropolitan Area; but, inasmuch as the conditions of the Metropolitan Area are peculiar, a special analysis of Metropolitan rents will be of interest, although the comparative figures are not presented in the table (Table 7). Of the 153,422 private dwellings, tenements, and flats in the Metropolitan Area for which particulars regarding the method of occupancy was given at the Census of 1921, 83,067, or 54·14 per cent., were occupied by tenants, and of these dwellings the weekly rental was given for 77,325, or 93·09 per cent. On this basis, the average weekly rental in the Metropolitan Area for all private dwellings occupied by tenants has risen from 12s. 8d. per week in 1911 to 20s. per week in 1921—an increase of 57·90 per cent. This result is very close to the result ascertained from data collected quarterly by the Labour and Industrial Branch of the Commonwealth Bureau of Census and Statistics. The index numbers for the years 1911 and 1921, which were derived from the last-mentioned data, show an increase in the average rents of 54·7 per cent., which, assuming a common starting point, or 12s. 8d. per week in 1911, would give a weekly rental in 1921 or 19s. 7d. as against the 20s. ascertained from the Census data. (b) *Weekly Rental under 12s.*—The number

of dwellings in the Metropolitan Area bearing rents under 12s. per week, according to the Census of 1921, represent only 13,296, or 17·19 per cent., whereas in 1911 similar rentals covered 38,188, or 59·49 per cent. of rented private dwellings. Thus, while the number of private dwellings in the Metropolitan Area for which rental values were specified *increased* by more than 20 per cent., the number whose rental was under 12s. per week *decreased* by more than 65 per cent. If the comparison be confined to dwellings bearing a rental under 10s. per week the decline, relatively, is even greater. In 1911 there were in the Metropolitan Area 24,418 private dwellings for which a rental of less than 10s. was paid, but by 1921 this number had fallen to 5,497—a decrease of 77·49 per cent. In 1921 rentals under 10s. per week applied to only 7·11 per cent. of all rented dwellings, as against 38·03 per cent. in 1911. (c) *Weekly Rentals, 15s. to 30s.*—The number of private dwellings for which a weekly rental of from 15s. but less than 20s. was paid increased during the decade under review by 144 per cent.—from 7,997 to 19,527; and the number for which a rental of from 20s. but less than 30s. per week was paid increased from 5,364 to 20,270, or by 278 per cent. (d) *Weekly Rentals, £1 and upwards.*—The number of private dwellings for which £1 a week and upwards was paid increased during the decade by 340 per cent.—from 7,061, or 11 per cent. of the total in 1911 to 31,037, or 40·14 per cent. of all rented private dwellings in the Metropolitan Area. As over 86 per cent. of all rented private dwellings in Victoria bearing a rental of £1 and over are in the Metropolitan Area, the remarks in the concluding paragraph relating to the State as a whole apply to the Metropolitan Area also.

SECTION 9.—INMATES—PRIVATE DWELLINGS, TENEMENTS, AND FLATS CLASSIFIED ACCORDING TO THE NUMBER OF INMATES AT THE TIME OF THE CENSUS.

1. **General.**—From the results given in Table 8 it will be seen that for Victoria, as a whole, the average number of inmates per private dwelling has fallen from 4·58 in 1911 to 4·34 in 1921. In the Metropolitan Area it has fallen from 4·65 to 4·34; and in the extra-Metropolitan Area from 4·52 to 4·34. As the change has been most pronounced in the Metropolitan Area, and as the conditions are more of a kind in that area than throughout the extra-Metropolitan Area, it may be well to review the figures for the Metropolitan Area first. A more complete treatment of the subject will be possible when further detailed tabulation has been completed, which will show in relation to each other the number of private dwellings according to the number of rooms and the number of inmates. It has already been found that if the rooms in all occupied dwellings—private and other—be taken in relation to the total population, the average number of persons per room was slightly less in 1921 than in 1911. In 1921 the average number of persons per room throughout the State of Victoria was .866 as compared with .875 in 1911; for the Metropolitan Area the similar averages were .863 in 1921, against .871 in 1911.

2. **Metropolitan Area.**—The proportion of the Metropolitan population living in private dwellings has fallen from 90·87 per cent. in 1911 to 89·54 per cent. in 1921. The following table presents a comparison of the data for the Metropolitan Area as ascertained from the Censuses of 1911 and 1921, and shows in clearer focus the changes which have occurred in the intercensal period than does the more extended Table 8. The number of dwellings have been grouped above and below the average, and the dwellings with only one inmate (which have increased inordinately in numbers) and those with eight or more inmates (which have actually decreased in numbers) are shown specially.

INMATES OF PRIVATE DWELLINGS IN THE METROPOLITAN AREA.

Number of Inmates per Dwelling.	CENSUS OF 1921.					CENSUS OF 1911.				
	Dwellings.		Inmates.			Dwellings.		Inmates.		
	Number.	Per Cent. on Total.	Number.	Per Cent. on Total.	Average per Dwelling.	Number.	Per Cent. on Total.	Number.	Per Cent. on Total.	Average per Dwelling.
1 ..	7,620	4·82	7,620	1·11	1·00	4,339	3·77	4,339	0·81	1·00
2-4 ..	84,729	53·63	261,947	38·17	3·09	56,385	49·04	175,063	32·71	3·11
5-7 ..	53,231	33·69	305,020	44·45	5·73	41,553	36·14	240,673	44·96	5·79
8 and over	12,421	7·86	111,675	16·27	9·00	12,711	11·05	115,175	21·52	9·06
	158,001	100·00	686,262	100·00	4·34	114,988	100·00	535,250	100·00	4·65

(a) *Dwellings with One Inmate.*—From the above table it may be ascertained that the number of single-inmate dwellings increased during the intercensal decade by 75·61 per cent.—from 4,339, or 3·77 per cent. of all private dwellings in 1911, to 7,620, or 4·82 per cent. of the total in 1921. Stated on the basis of inmates it is shown that, whereas in 1911, 81 of every 10,000 inmates of private dwellings had a dwelling each to him or herself, in 1921, 111 of every 10,000 such inmates had a whole dwelling each. These single-inmate dwellings—which are most conspicuous in the Cities of Melbourne and Fitzroy—in the Metropolitan Area, are practically all tenements or flats, and the great increase in their numbers depicts an extensive development in this phase of city life. (b) *Dwellings with Two and not more than Four Inmates.*—The number of dwellings with two and not more than four inmates increased by 50·26 per cent.—from 56,385, or 49·04 per cent. of all private dwellings, to 84,729, or 53·63 per cent. of the total. The average number of inmates of these dwellings fell slightly—from 3·11 to 3·09. A number of these dwellings also were tenements or flats. (c) *All Dwellings with not more than Four Inmates.*—Taken together the two groups already mentioned represent 58·45 per cent. of all private dwellings in the Metropolitan Area in 1921, as against 52·81 per cent. in 1911. As the average for these groups is below the general average, their increased weight in the total depresses the general

average number of inmates per dwelling. This depression is further affected by the decline in the average number of inmates of the 2-4 group from 3.11 to 3.09. It may be said that the smaller average number of inmates in those dwellings with not more than four inmates, or inversely the increased fraction of dwelling per inmate of such dwellings, is due largely to the extension of the single-inmate flat or tenement dwelling. The same factor has had some effect also in reducing the general average number of inmates for all private dwellings. (d) *Dwellings with Five and not more than Seven Inmates.*—The number of these households increased from 41,553 to 53,231, or by 28.10 per cent. only, as compared with an increase of 37.40 per cent. to all private dwellings, consequently their weight in the total fell from 36.14 per cent. in 1911 to 33.69 per cent. in 1921. At the same time, the average number of inmates per dwelling for this group was slightly less in 1921 (5.73) than in 1911 (5.79). (e) *Dwellings with Eight or more Inmates.*—The number of dwellings with eight or more inmates declined not only relatively but in actual numbers. In 1911 these establishments numbered 12,711, representing 11.05 per cent. of all private dwellings, but during the interval they were reduced by 2.28 per cent. to 12,421, or 7.86 per cent. of the total in 1921. The smaller number of dwellings with eight or more inmates and the smaller average for all dwellings with five or more inmates (6.35 in 1921, as against 6.56 in 1911) would appear to be related to the increase in the number of boarding-houses, etc., referred to in paragraph 1, Section 3. There is, in many cases, a disinclination on the part of householders to define their establishments on the Census Schedule as boarding-houses. At the Census of 1921 particular care was taken to verify the statements of householders in this regard, and it was found necessary in many instances to transfer establishments from the category of "private house" to "boarding-house." As the average number of inmates for boarding-houses is above the average for private dwellings, it follows that the inclusion of any number of the former with private houses in 1911 would tend to raise the average number of inmates for private houses for that year above the actual numbers. It would appear, therefore, that some part of the apparent decline in the average number of the larger establishments may not be a decline in fact.

3. The Whole State.—The following table, similar to that already given for the Metropolitan Area, gives for the State of Victoria as a whole the condensed results relating to the number of dwellings classified according to the number of inmates as ascertained at the Censuses of 1911 and 1921. It may be noticed that the increase in the proportion of single-inmate dwellings, which was such a prominent feature of the results for the Metropolitan Area have, by opposite movements in the extra-Metropolitan Area, been converted to a decrease for the State as a whole. The extent of the changes in the Metropolitan Area in the other groups are also somewhat modified in the results for the whole State.

INMATES OF PRIVATE DWELLINGS IN THE STATE OF VICTORIA.

Number of Inmates per Dwelling.	CENSUS OF 1921.					CENSUS OF 1911.				
	Dwellings.		Inmates.			Dwellings.		Inmates.		
	Number.	Per Cent. on Total.	Number.	Per Cent. on Total.	Average per Dwelling.	Number.	Per Cent. on Total.	Number.	Per Cent. on Total.	Average per Dwelling.
1 ..	25,791	8.08	25,791	1.86	1.00	22,578	8.56	22,578	1.87	1.00
2-4 ..	158,879	49.82	486,485	35.12	3.06	118,963	45.12	365,474	30.26	3.07
5-7 ..	104,425	32.74	602,028	43.46	5.77	89,672	34.02	521,152	43.16	5.81
8 and over	29,841	9.36	270,828	19.56	9.07	32,421	12.30	298,512	24.71	9.20
	318,936	100.00	1,385,132	100.00	4.34	263,634	100.00	1,207,716	100.00	4.58

4. Extra-Metropolitan Area.—In Table 8 results from the Census of 1921 are shown for Urban Provincial Districts and for Rural Districts, but as the same division of the extra-Metropolitan Area was not made at the Census of 1911, comparisons with the past cannot be made for these divisions separately. The following table, however, presents a comparison between the proportions which the principal groups bear to the total of all private dwellings in the three divisions of the State and for the whole State as at the 4th April, 1921 :—

Number of Inmates per Dwelling.	Urban.		Rural.	The Whole State.
	Metropolitan.	Provincial.		
	Per cent.	Per cent.	Per cent.	Per cent.
1	4.82	8.22	12.29	8.08
2-4	53.63	51.32	44.37	49.82
5-7	33.69	32.12	31.71	32.74
8 and over	7.86	8.34	11.63	9.36
	100.00	100.00	100.00	100.00

The most striking feature of this comparison is the large proportion in the Rural Division of the single-inmate dwellings and of dwellings with eight or more inmates. Notwithstanding the great increase which has taken place during the decade 1911-21 in the number of single-inmate dwellings in the Metropolitan Area, the proportion of solitary occupants is still much greater in both the other divisions. In the Metropolitan Area there were on the 4th April, 1921, 7,620 of these solitary occupants, or 4.82 per cent. of all private dwellings, while in the Rural Districts there were 14,918 such occupants occupying 12.29 per cent. of the private dwellings in such districts.

1. State of Victoria, 4th April, 1921.—Summary of Results relating to POPULATION and DWELLINGS.

NOTE.—The figures contained herein are subject to revision on completion of the detailed tabulation.

(Exclusive of full-blood Aborigines and of Dwellings occupied solely by them.)

Particulars.	4th April, 1921.				3rd April, 1911.	Increase or Decrease for Ten Years, 1911-1921.
	URBAN.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				
Area in square miles	164.66	233.89	87,485.45	87,884.00	87,884.00	..
Population—						
Males	359,500	87,480	303,081	(a)754,724	(a)655,591	99,133
Females	406,965	100,010	268,496	(a)776,556	(a)659,960	116,596
Persons	766,465	187,490	571,577	(a)1,531,280	(a)1,315,551	215,729
Per square mile	4,654.83	801.62	6.53	17.42	14.97	2.45
Dwellings—						
Occupied	165,282	41,172	124,829	331,283	272,537	58,746
Unoccupied	4,056	2,285	8,653	14,994	(b)11,246	(b)3,748
Being built	1,294	146	569	2,009	(b)921	(b)1,088
Total	170,632	43,603	134,051	348,286	284,704	63,582
Per square mile	1,036.27	186.43	1.53	3.96	3.24	0.72
Occupied Dwellings—						
Private Houses, Tenements, and Flats ..	158,001	39,557	121,378	318,936	263,634	55,302
Other than private	7,281	1,615	3,451	12,347	8,903	3,444
Total Occupied Dwellings	165,282	41,172	124,829	331,283	272,537	58,746
Per square mile	1,003.78	176.03	1.43	3.77	3.10	0.67
Occupied Private Dwellings—						
Average Weekly Rental Value of all Private Dwellings	£1 2 5	13s. 8d.	11s. 2d.	17s. 3d.	10s. 9d.	6s. 6d.
Average Weekly Rental Value of Private Dwellings occupied by Tenants ..	£1 0 0	12s. 9d.	10s. 6d.	16s. 11d.	10s. 6d.	6s. 5d.
Rooms per Occupied Private Dwelling ..	5.19	5.29	4.95	5.11	5.26	— 0.15
Inmates per Occupied Private Dwelling ..	4.34	4.24	4.38	4.34	4.58	— 0.24
Inmates per Room in Occupied Private Dwelling	0.84	0.80	0.88	0.85	0.87	— 0.02

(a) Includes Migratory Population (persons on board ships, trains, etc.), which is not included in any subdivision of the State.

(b) Incomplete owing to defective collection in certain cases.

NOTE.—The minus sign (—) indicates a decrease.

2. State of Victoria, 4th April, 1921.—Nature of Occupied Dwellings.

(Exclusive of Dwellings occupied solely by full-blood Aborigines.)

Nature of Occupied Dwelling.	4th April, 1921.				3rd April, 1911.	Increase or Decrease during Ten Years, 1911-1921.
	URBAN.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				

NUMBER OF OCCUPIED DWELLINGS.

Private House	149,264	38,776	120,316	308,356	261,977	46,379
Tenement or Flat	8,737	781	1,062	10,580	1,657	8,923
Caretaker's Quarters in Store, Office, etc. ..	229	86	125	440	280	160
Hotel	691	414	1,113	2,218	2,932	— 714
Boarding-house, Lodging-house, Coffee Palace ..	5,649	789	1,477	7,915	4,390	3,525
Educational Institution	115	49	58	222	173	49
Religious Institution (non-educational) ..	45	10	16	71	39	32
Hospital	245	120	206	571	317	254
Charitable Institution (other than Hospital) ..	117	58	43	218	100	118
Penal Establishment	16	11	5	32	35	— 3
Military or Naval Establishment	13	9	67	89	28	61
Police Barracks	6	3	3	12	14	— 2
Police Station or Quarters	59	42	166	267	318	— 51
Fire Station	61	11	5	77	56	21
Others and Unspecified	35	13	167	215	221	— 6
Total Occupied Dwellings	165,282	41,172	124,829	331,283	272,537	58,746
" " " per square mile	1,003.78	176.03	1.43	3.77	3.10	0.67
Wagon and Camp	15	45	573	633	958	— 325

NOTE.—The minus sign (—) indicates a decrease.

3. State of Victoria, 4th April, 1921.—**MATERIAL OF OUTER WALLS** of Occupied Private Dwellings, Tenements, and Flats.
(Exclusive of Dwellings occupied solely by full-blood Aborigines.)

Material of Outer Walls.	4th April, 1921.				3rd April, 1911.	Increase or Decrease during Ten Years, 1911-1921.
	URBAN.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				

NUMBER OF OCCUPIED PRIVATE DWELLINGS.

Stone	2,078	1,429	2,589	6,096	5,905	191
Brick	71,767	5,953	7,349	85,069	69,537	15,532
Concrete	435	106	585	1,126	555	571
Iron	241	251	2,913	3,405	2,619	786
Wood	80,563	31,138	99,640	211,341	175,122	36,219
Sun-dried Bricks	5	159	1,455	1,619	2,203	— 584
Pisé	3	1	66	70	54	16
Lath and Plaster	2,075	193	487	2,755	619	2,136
Wattle and Dab	6	6	343	355	335	20
Fibro-cement	238	109	349	696	..	696
Bark	..	..	409	409	671	— 262
Bushes, Rushes, etc.	..	..	8	8	7	1
Calico, Canvas, Hessian, etc.	44	95	4,517	4,656	4,762	— 106
Rubberoid and other Compositions	3	6	60	69	41	28
Other Materials	31	33	146	210	..	210
Unspecified	512	78	462	1,052	1,204	— 152
Total	158,001	39,557	121,378	318,936	263,634	55,302

NOTE.—The minus sign (—) indicates a decrease.

4. State of Victoria, 4th April, 1921.—**MATERIAL OF ROOF** of Occupied Private Dwellings, Tenements, and Flats.
(Exclusive of Dwellings occupied solely by full-blood Aborigines.)

Material of Roof.	4th April, 1921.			
	URBAN.		Rural.	Whole State.
	Metropolitan.	Provincial.		

NUMBER OF OCCUPIED PRIVATE DWELLINGS.

Slate	47,316	1,578	1,561	50,455
Tiles	24,125	552	931	25,608
Concrete	87	6	30	123
Iron	85,038	37,006	111,517	233,561
Wood	372	198	1,680	2,250
Thatch	17	3	44	64
Fibro-cement	69	6	37	112
Bark	5	7	651	663
Bushes, Rushes, etc.	..	..	13	13
Calico, Canvas, Hessian	32	80	4,138	4,250
Rubberoid and other Compositions	114	29	286	429
Other Materials	48	5	59	112
Unspecified	778	87	431	1,296
Total	158,001	39,557	121,378	318,936

NOTE.—Similar particulars were not collected at the Census of 1911.

5. State of Victoria, 4th April, 1921.—NUMBER OF ROOMS in Occupied Private Dwellings, Tenements, and Flats.

(Exclusive of Dwellings occupied solely by full-blood A boriginals.)

Number of Rooms per Dwelling.*						4th April, 1921.			3rd April, 1911.	Increase or Decrease during Ten Years, 1911-1921.	
						URBAN.		Rural.	Whole State.		Whole State.
						Metropolitan.	Provincial.				
1	..	..	..	..	2,582	491	7,316	10,389	9,679	710	
2	..	..	..	..	2,558	850	5,743	9,151	9,429	- 278	
3	..	..	..	..	11,824	1,507	6,789	20,120	18,054	2,066	
4	..	..	..	..	38,081	8,259	28,053	74,393	61,913	12,480	
5	..	..	..	..	46,919	13,094	30,332	90,345	58,107	32,238	
6	..	..	..	..	28,941	9,081	22,613	60,635	48,927	11,708	
7	..	..	..	..	13,032	3,422	10,331	26,785	26,452	333	
8	..	..	..	..	6,788	1,414	4,933	13,135	14,307	- 1,172	
9	..	..	..	..	2,918	626	1,932	5,476	6,688	- 1,212	
10	..	..	..	..	1,650	361	1,064	3,075	4,115	- 1,040	
11	..	..	..	..	645	130	370	1,145	1,595	- 450	
12	..	..	..	..	493	90	347	930	1,270	- 340	
13	..	..	..	..	188	37	129	354	543	- 189	
14	..	..	..	..	183	36	147	366	517	- 151	
15	..	..	..	..	85	13	63	161	250	- 89	
16	..	..	..	..	65	6	54	125	182	- 57	
17	..	..	..	..	44	8	27	79	100	- 21	
18	..	..	..	..	26	1	20	47	71	- 24	
19	..	..	..	..	18	1	14	33	40	- 7	
20 and upwards	..	..	..	..	90	18	105	213	276	- 63	
Unspecified	..	..	..	..	871	112	996	1,979	1,119	860	
Total	..	..	..	..	158,001	39,557	121,378	318,936	263,634	55,302	
Average Number of Rooms per Dwelling	..	..	..	..	5.19	5.29	4.95	5.11	5.26	-0.15	

* Includes kitchen, but not bathroom, pantry, or store, unless used as a sleeping room.
NOTE.—The minus sign (—) indicates a decrease.

6. State of Victoria, 4th April, 1921.—MODE OF OCCUPANCY of Private Dwellings, Tenements, and Flats.

(Exclusive of Dwellings occupied solely by full-blood Aboriginals.)

Occupied by—	4th April, 1921.				3rd April, 1911.	Increase during Ten Years, 1911-1921.
	URBAN.		Rural.	Whole State.	Whole State.	
	Metropolitan.	Provincial.				
Owner	45,096	18,778	66,998	130,872	118,716	12,156
Purchaser by Instalments	25,259	4,856	12,140	42,255	13,973	28,282
Tenant	83,067	14,280	30,398	127,745	119,562	8,183
Other and Unspecified	4,579	1,643	11,842	18,064	11,383	6,681
Total	158,001	39,557	121,378	318,936	263,634	55,302

NUMBER OF OCCUPIED PRIVATE DWELLINGS.						
Owner	45,096	18,778	66,998	130,872	118,716	12,156
Purchaser by Instalments	25,259	4,856	12,140	42,255	13,973	28,282
Tenant	83,067	14,280	30,398	127,745	119,562	8,183
Other and Unspecified	4,579	1,643	11,842	18,064	11,383	6,681
Total	158,001	39,557	121,378	318,936	263,634	55,302

